



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0532
Orange Tree Cottage, Rectory Lane, Pulborough, West Sussex, RH20 2AD

DESCRIPTION:

Remedial structural works to the roof of the single storey extension. (Retrospective) (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/26/0531 Remedial structural works to the roof of the single storey extension. Pending Consideration
(Retrospective) (Householder).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 34- Cultural and Heritage Assets

Pulborough Neighbourhood Parish:

Policy 15: Design

Policy 16: Water Neutrality

Pulborough Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation: No objection

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Paragraph 212 of the NPPF (2024) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 215 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Orange Tree Cottage is a Grade II Listed two-storey dwelling with single-storey side additions, located on the southern side of Rectory Lane within the Pulborough (Lower Street) Conservation Area. It is constructed from a mix of grey brick with red brick dressings to the principal (south-west) elevation, and rubble ironstone to the rear and side elevations. The main roof is hipped and covered with plain clay tiles with two tall brick stacks on its east and west roof slopes. The roof has slightly over hanging eaves and modern rainwater goods.

The 1980 List Entry describes the building as follows: " Early C19. Two storeys. Three windows. Fronted with grey headers with dressings quoins, stringcourse and modillion eaves coggng cornice of red brick. Sides and back ironstone rubble. Hipped tiled roof. Glazing bars missing. Two modern bays on ground floor with porch between."

Listed Building Consent is sought to regularise re-roofing works already undertaken to the single-storey, north-westerly extension to Orange Tree Cottage. The schedule of works consisted of stripping existing clay and concrete tiles from roof; replacement of rotten timber rafters and battens; installation of insulation; laying of natural slates.

It is set out in the planning statement that the interior of the extension, which is used as a utility room, was damp and suffering from water ingress. Upon further investigation the rafters were found to be rotten which compromised the structural integrity of the roof. It was also evident that the roof had been altered and repaired during its lifespan, with the roof structure comprising a mix of timber rafters of different sizes, some supplemented by modern machine sawn timber members. Some rafters were missing. A mixture of different types of felt membranes was also evident and there was insufficient air flow which was exacerbating the structural issues. The roof tiles were a mixture of historic clay and concrete plain tiles also evidence of repair over the years.

Due to the poor condition and construction of the existing roof structure, the need was identified to replace the roof in its entirety. The existing tiles, a mix of clay and concrete tiles, were found to be unsuitable for the pitch of the roof which is shallow. It is understood that this was causing water penetration which had saturated the roof members underneath, especially as rainwater is discharged down the roof slope by the rainwater goods. Increasing the pitch of the roof of the extension was considered but discounted on the basis that it would have interfered with the 1st floor casement window above it, which abuts the lead flashing of the roof. Instead, the clay tiles were replaced with natural English slate a traditional finish to suit the pitch of the roof and would allow rainwater to flow off the roof efficiently, preserving the roof structure underneath. The clipped verge detailing of the clay tiled roof has been retained.

The change in roof material to slate has had a visual impact on the character of Orange Tree Cottage, however the north-westerly side extension is a later addition on a secondary elevation that has been altered over the years, also the cottage itself is constructed from mixed materials reflecting its evolution over the centuries. HDC Conservation has been consulted and it is considered that the roof works and addition of slate to the extension will not adversely impact the conservation area or the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0532

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Block plan	Block Plan	DWGPS00046/BP Sheet 1	31.03.2026
Elevation plan	Existing Elevations	DWGPS00046 Sheet 2	27.03.2026
Elevation plan	Proposed Elevations	DWGPS00046 Sheet 3	27.03.2026
Roof plan	Roof Plans	DWGPS00046 Sheet 4	27.03.2026
Section plan	Roof Sections	DWGPS00046 Sheet 5	27.03.2026
Supporting Docs	Cover Letter	L001v1_P26-0412_CG	27.03.2026
Supporting Statement	Built Heritage Statement	NONE	27.03.2026
Location plan		NONE	27.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2026

Authorising Officer sign/initial Tamara Dale Date: 20.05.2026